



Plan Commission Minutes
June 1, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Messrs. Larsen, Granlund, Seymour, Gragert and Brenholt
Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie and Ms. Ness

1. Chairperson Larsen asked for a roll call. Mr. Seymour, Ms. Proznik, Mr. Larsen and Ms. Christopherson were present at the Council Chambers. Mr. Granlund, Mr. Gragert, Mr. Brenholt, Ms. Obaid and Dr. Wolfgram were present virtually online.
2. Certification of Appreciation – Mr. Terry Pederson - Mr. Larsen presented Mr. Pederson a certification of appreciation for serving on the Plan Commission since 2014.
3. Introduction of new member – Ms. Mary Proznik - Mr. Larsen introduced new Plan Commission member Ms. Proznik.
4. Approval of May 4, 2020 minutes – Approved
5. Rezoning (Z-1637-19 Amd) – To allow an amendment to the general development plan
Conditional Use Permit (CZ-2004) – Off-Street parking
Site Plan (SP-2020) – 115-unit apartments
Mr. Allen presented a request to recommend approval of the amendment to the General Development Plan (GDP) with a reduction setback, with a conditional use permit for off-street parking and to approve the site plan for the 115-unit apartments for a project known as Wilson Square located on Farwell Street. He noted that the previous proposal was approved by Council for senior apartments, memory care and commercial space. The new proposed plan is for 115-unit apartments. The site plan shows two buildings with shared parking and underground parking. A conditional use permit is required for additional off-street parking for the city-owned Seaver Street parking lot with 27 parking stalls for the tenants. The proposed buildings will have New York Brownstone Architecture as shown on the elevations. This agenda item will be considered at the City Council meeting on June 9th.

Ms. Ness presented information about the proposed stormwater facility, which would drain to the proposed trenched drains and proposed mechanical filtration structure. The site plan shows that the underground parking will be onto the alley right-of-way which needs to be either vacated prior to the construction or redesigned for the underground parking structure.

Alex Padrnos with JCAP and Matt Appel with Advanced Engineering Concepts were in attendance for the meeting.

Steve Harmon, the owner of 705 S. Barstow Street, spoke about some of his tenants using the Seaver Street parking lot and has been working with the applicant to address the concerns of his existing building. He noted support of the vacation to the remaining alleyway with the condition that the foundation would not encroach onto his property.

Judi Mosley, Co-chair of JONAH Affordable Housing Task Force, noted support of the revised development plan for the project with the workforce apartments as a large need within our community and especially downtown.

Dr. Wolfgram noted the definition of workforce housing from the Chippewa Valley Regional Housing Task Force as being 60%-120% of County Median Income and asked the applicant if they were using the same income figures.

Mr. Padrnos replied that they were agreeable to using that definition and further clarified the focus would be between the 60-80% range for the rent levels of the apartments.

Mr. Seymour moved to recommend approval of the general development plan and site plan with conditions noted in the staff report with the exemption as the number of parking stalls as presented by the applicant. Seconded by Ms. Proznik.

Mr. Granlund motioned to add a condition to add street trees to the site plan on Emery Street. Seconded by Ms. Christopherson and the motion carried.

The original motion was voted and the motion carried.

6. Annexation (20-4A) – Town of Wheaton

Mr. Petrie presented a request to recommend approval of an annexation from the Town of Wheaton to the City of Eau Claire for vacant land of 0.8 acres. The property is located within the sewer service area and additional land that was approved for annexation previously. The land to the west is for the new subdivision known as Walnut Grove, which was approved in March. This request is consistent with the comprehensive plan.

No one spoke to this agenda item.

Mr. Seymour moved to recommend approval of the rezoning and general development plan with the conditions noted. Ms. Proznik seconded and motion carried.

7. Final Plat (P-8-19) – Woodland Hills Estates

Mr. Petrie presented a request to recommend approval for a final plat for a subdivision known as Woodland Hills Estates. This request is consistent with the preliminary plat and creates 20 single-family residential lots. The proposed lots meet all R-1P standards to allow for a 20-foot front yard setback, rather than the typical 30-foot setback. This request and the developer's agreement will be considered by the City Council at their June 9th meeting.

Mark Erickson, Everyday Surveying and Engineering was in attendance for the final plat.

Ms. Proznik moved to recommend approval of the final plat. Mr. Seymour seconded and the motion carried.


8. Final Plat (P-5-20) – Comet Court Addition

Mr. Petrie presented a request to recommend approval for a final plat for a subdivision known as Comet Court Addition. All the proposed lots are consistent with R-1 zoning district standards and is consistent with the preliminary plat. All street and public utility improvements will be designed by the City and constructed by the City's contractor for the 2020 construction year. This request will be considered by the City council at their June 9th meeting.

Eric Knauf with American Land Surveying was in attendance for the final plat.

Ms. Christopherson moved to approve the final plat. Mr. Seymour seconded and the motion carried.

8.1 Mr. Larsen adjourned the meeting at 9:09 p.m.


James Seymour, Secretary